

August 2017

SUN RANCH

www.SunRanchhoa.org



Professionally Managed by Keystone Pacific Property Management, LLC - 41593 Winchester Road, Suite 113, Temecula, CA. 92590

ANNUAL MEETING & ELECTION REMINDER

The Annual Meeting/Election will be held on September 14, 2017. The purpose of the election will be to elect five (5) members to the Board. The three (3) candidates receiving the highest number of votes will serve a three (3) year term, and the two (2) candidates receiving the next highest number of votes will serve a two (2) year term. Ballots will be mailed this month, please complete your ballot in the prepaid enclosed envelope and don't forget to sign on the front of the envelope.

SEVEN REASONS WHY YOU SHOULD ATTEND THE NEXT BOARD MEETING!

1. Learn about your community/neighborhood!
2. Meet your Board of Directors.
3. Express your concerns.
4. Provide input.
5. Meet your neighbors.
6. Learn about your Association and what it does for you!
7. It's fun and interesting to get involved!



Board of Directors meetings are held every other month! Take the time out of your busy schedule to attend the next meeting on September 14, 2017 at 7:00 P.M. at the Menifee Valley Chamber of Commerce Located at 29737 New Hub Dr., Ste 201, Menifee, CA.

BOARD OF DIRECTORS:

Bob LaChase
Keri Rogelet
Paul McCaughey
Enrique Casillas
Monica Carnathan

NEXT BOARD MEETING:

Date to be Determined
Menifee Valley Chamber of Commerce
29737 New Hub Drive, Ste. 201
Menifee, CA

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Terry Kammes
Phone: 951-491-7748
Emergency After Hours: 949-833-2600
Fax: 951-491-6864
tkammes@keystonepacific.com

COMMON AREA ISSUES:

Amber Effinger
Phone: 951-491-7362
aeffinger@keystonepacific.com

BILLING QUESTIONS/ADDRESS CHANGES/WEBSITE LOGIN:

Phone: 951-491-6866
customercare@keystonepacific.com

INSURANCE BROKER:

La Barre-Oksnee Insurance
949-588-0711 ext. 226

Thank You!

SUN RANCH HOMEOWNERS!



On behalf of the Sun Ranch Board of Directors and Management, we would like to thank all the homeowners the completion of the exterior painting of your home that was requested. The community is looking great! Thank you for taking pride in your community and keeping the exterior of your homes looking like new!

For after-hours association maintenance issues, please call 951-491-6866 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

EXTERIOR PAINTING REMINDER — For those homeowners that received exterior painting letters from the Association, the deadline to complete your exterior painting was June 1, 2017. If you have completed your exterior painting, please email tkammes@keystonepacific.com so this can be inspected and closed.

Thank you!



SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to customercare@keystonepacific.com to request an ACH application.

KEEPING OUR COMMUNITY SAFE...

If you see anything out of the ordinary, even if you don't think it's worth mentioning, please do not hesitate to report it to the Police Department at (951) 304-2677. We all need to look out for our neighbors and keep the community safe for everyone.

WHAT DOES "SUSPICIOUS" LOOK LIKE?

- Vehicles being loaded with valuables may signify a theft or burglary, especially if it is at an unusual hour or location, and even if the vehicle is a legitimate looking commercial vehicle.
- Vehicles making aimless or repetitive movements may raise suspicion that the occupant is "casing" the area for possible theft, burglary or other criminal activity.
- Anyone entering your neighbor's house when you know that they're not home could possibly be a burglar.
- Peering into a parked car.
- Someone detaching mechanical parts or accessories from a vehicle.
- Someone waiting in front of a house, particularly if the owners are absent.

While some suspicious activity could have innocent explanations, it is better to investigate now rather than when it is too late. Don't worry about being embarrassed, even if your suspicions turn out to be unfounded, think of what could happen if you don't act!

INOPERABLE/STORED/RECREATIONAL VEHICLES

It appears that there have been numerous vehicles being parked in the community that are considered stored or inoperable and have not moved in quite some time. Please ensure your vehicle is not stored, registration is current and inoperable vehicles are not being left parked on the street. If vehicles appear to be stored, Management will be contacting Code Enforcement during routine inspections report any vehicle that appears stored or inoperable, as well as any trailers, RV's and Boats in the community for longer than 72 hours.

